

12740 Earhart Ave

Auburn, CA

Offering Price: ~~\$3,500,000~~

\$1,699,000



21,444sf Office/Flex/R&D Building

Located in Auburn Airport Business Park



255 Elm Ave
Auburn, CA 95603

License #00313415

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Offering

Offering Price: \$1,699,000 (sale)

Property Type: Office/Flex/R&D

Zoning: Airport Industrial
Design Control

Parcel Size: 1.78 Acres

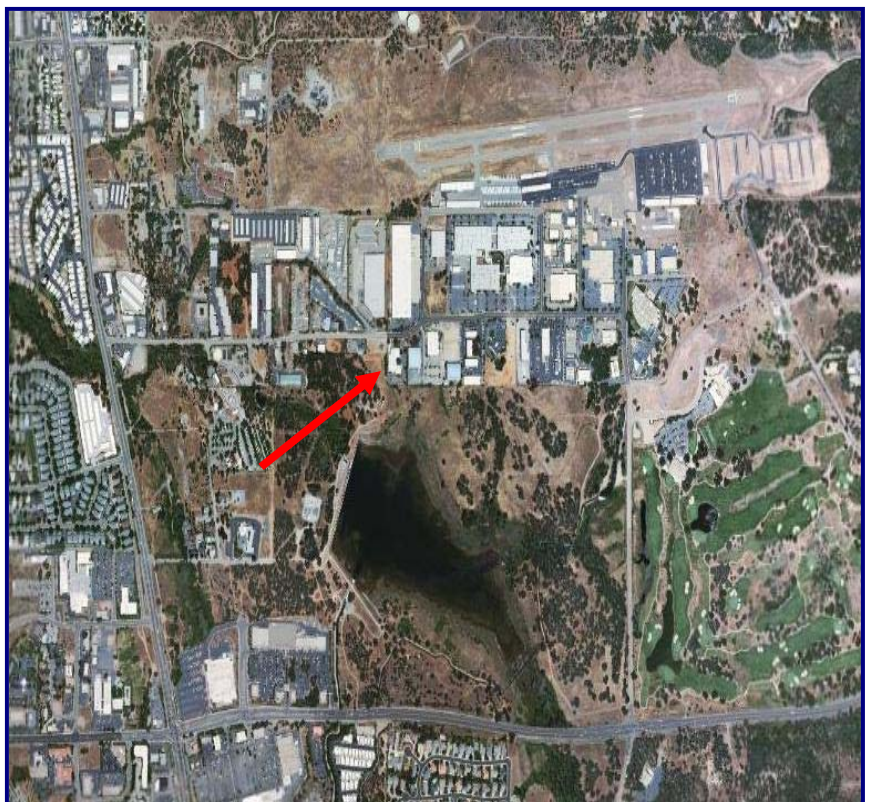


12740 Earhart Ave, Auburn, CA

PROPERTY SUMMARY

The Miltenyi Biotec building, built in 1992, is part of the Auburn Airport Industrial park. As with all parcels in the park, the City of Auburn ground leases this property (\$1,037). The original building was built with office and light assembly areas. The light assembly had a 12' rollup door off Earhart Avenue and had a clear height of 14-16'. The building underwent an addition and conversion of much of the assembly area to office in 2000. The current configuration has office occupying 17,075 sf which includes approx. 1,500 feet of lab space, and 4,369 sf of warehouse/shipping and retains the rollup door. The parcel overlooks Rock Creek reservoir and sits equal distance from Hwy 49 and New Airport Road.

AERIAL IMAGE



DISCLAIMER & NOTICE OF CONFIDENTIALITY

We have obtained the above information from sources we believe to be reliable, but no representations of any kind-expressed or implied – are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/ expense are approximate only and are constantly updated to reflect new or changed information. Individuals should conduct an independent investigation of all pertinent property information. We bear no liability.



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12740 Earhart Ave, Auburn, CA

Property Description

GENERAL INFORMATION:

Address:	12740 Earhart Ave Auburn, CA 95602
County:	Placer
Built:	1992 (remodeled/addition in 2000)
Ground Lease:	50 year ground lease through City 34 years remaining on ground lease
Lot Size:	1.78 Acres
Zoning:	Airport Industrial (Design Control)

BUILDING INFORMATION:

Type:	Office/Flex/R&D
Building Size:	21,444 total square feet
Office:	17,045 square feet
Warehouse:	4,369 square feet
Overhead Doors:	12 Foot Roll-Up
Parking:	50 on site spaces
Ceiling Height:	14 feet**
HVAC Units:	12 units

**Original build had 14,000sf of 14ft ceiling height for light assembly warehousing. Most of this area was converted to office space. Could be converted back to warehouse space.

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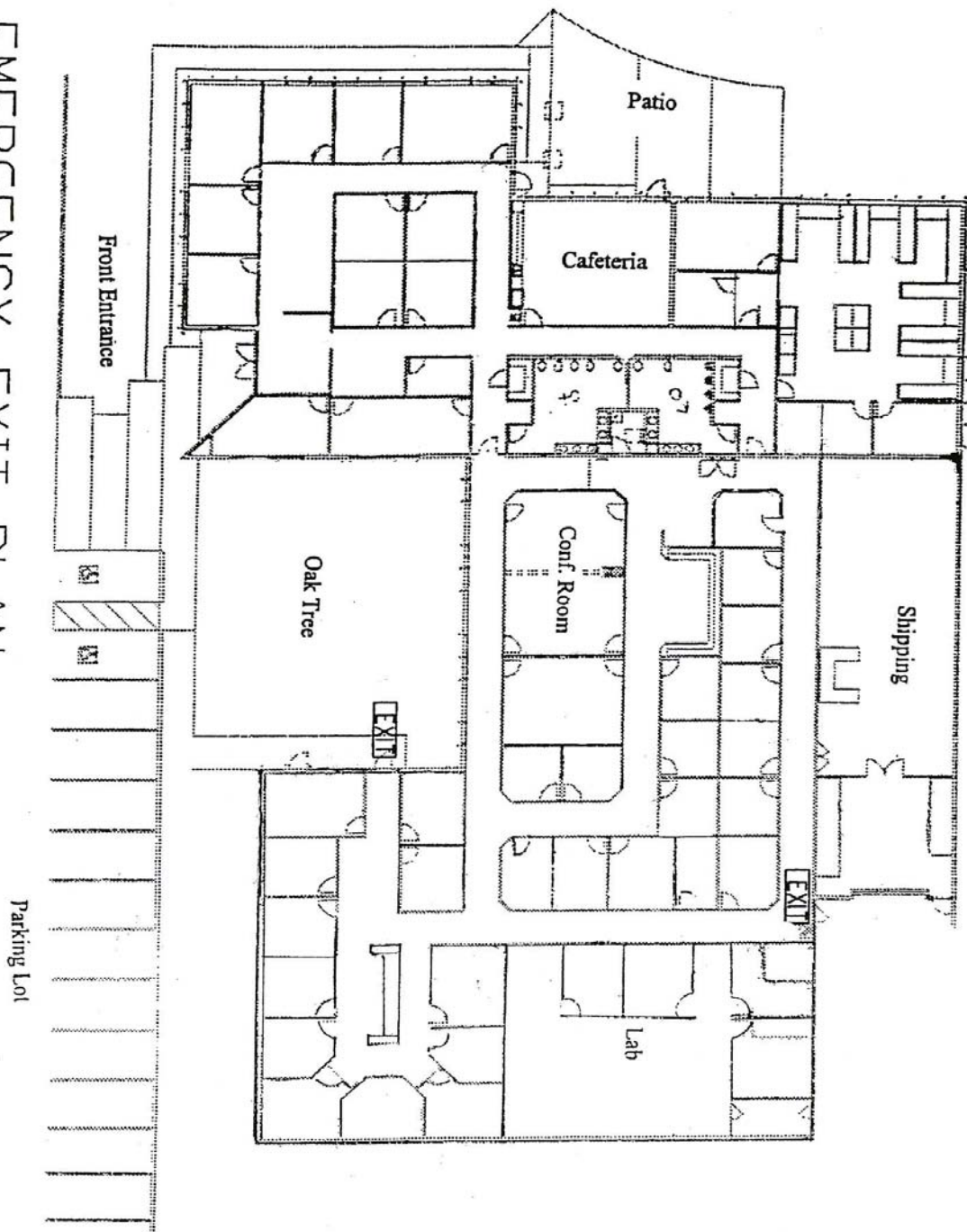
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FLOOR PLAN

EMERGENCY EXIT PLAN



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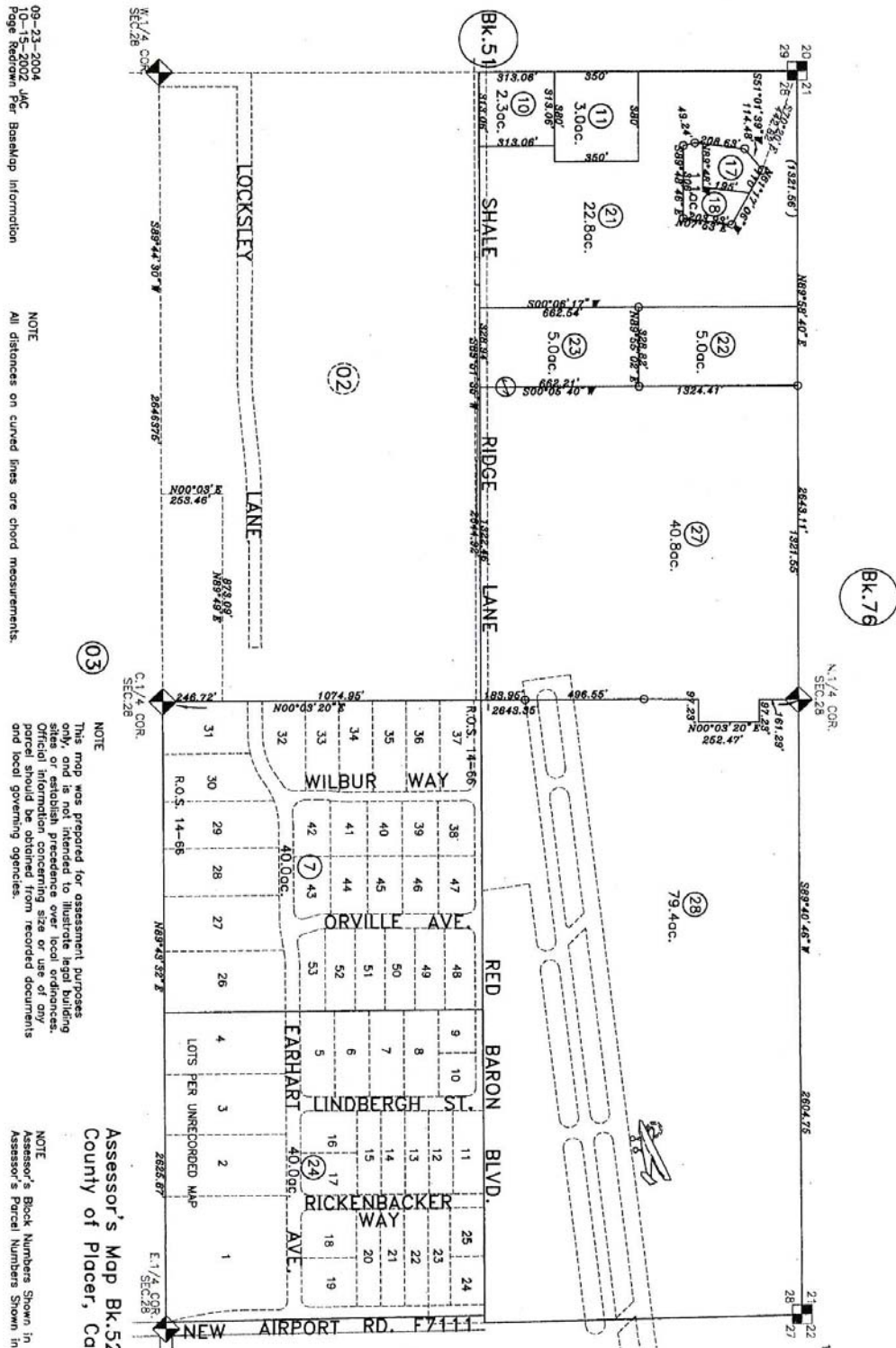
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PLAT MAP

POR. N.1/2 SEC.28, T.13N., R.8E., M.D.B.&M.
Auburn Airport Industrial Park (Unrecorded Map)
Survey M.O.R. Bk. 3, Pg. 9
Survey M.O.R. Bk. 6, Pg. 15
Survey M.O.R. Bk. 14, Pg. 66

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